

TRANSFER
TAX
PAID

Doc # 2005010788
Book 8387 Page 0274

WARRANTY DEED

48-364

KNOW ALL MEN BY THESE PRESENTS, that We, **Karen A. P. Clark and Charles E. Peters**, of Waterville, County of Kennebec, State of Maine for consideration paid, **GRANT(S)** to **Sean G. Flanagan**, whose mailing address is 11 Fayette Street, Portland, Maine 04103 with **WARRANTY COVENANTS**, the land together with the buildings thereon, if any, situated in **Waterville**, County of Kennebec and State of Maine, described as follows:

See Schedule A attached hereto and incorporated herein by reference.

WITNESS our hands and seals this 25th day of April, 2005.

Signed, Sealed and Delivered
in the presence of:

Nancy Tarbox
Notary

Karen A. P. Clark
Karen A. P. Clark
Charles E. Peters
Charles E. Peters

STATE OF MAINE
COUNTY OF KENNEBEC

April 25, 2005

Then personally appeared the above named Karen A. P. Clark and Charles E. Peters and acknowledged the foregoing instrument to be their free act and deed.

Before me,



Nancy Tarbox
Notary Public/Attorney at Law
Print Name:

2 Academy Title

NANCY TARBOX
Notary Public, Maine
Commission Expires July 20, 2007

SCHEDULE A

48-364

A certain lot or parcel of land located in the City Waterville, County of Kennebec and State of Maine bounded and described as follows:

On the east by a right of way twenty (20) feet wide, to be used in common with others, leading north from Union Street over the land formerly of William T. Haines and known by the name of "Union Place", about fifty-seven (57) feet; northerly by a line parallel with the northerly side of the main house upon the lot hereby conveyed and ten (10) feet distant therefrom; on the west by land known as the Mason lot; on the south by the northerly line of the Ed. Buck place, so called, together with the right of way over the land of said Haines twenty (20) feet in width, to be used in common with others, leading northerly from Union Street in said Waterville, and known as Union Place. The location of said right of way opposite the house upon the lot hereby conveyed is to be at an equal distance from said house, and the house on the opposite side of said right of way; that is, the west line of said right of way opposite to the house on the lot hereby conveyed shall be the same distance from the easterly side of the main part of said house, that the easterly line of the said right of way is from the westerly side of the main part of the house on the opposite side of said right of way and opposite to the house on the lot hereby conveyed.

A life estate was excepted and reserved by Elias Peters and Ann K. Peters in deed to Karen A. Clark and Charles E. Peter recorded in said Registry, Book 6445, Page 234. Elias Peters being deceased April 18, 2004 and Ann K. Peters being deceased April 26, 2002.

MEANNG AND INTENDING to hereby convey the same premises as conveyed to Karen A. Clark and Charles E. Peters by Warranty Deed of Elias Peters and Ann K. Peters dated March 30, 2001 and recorded in the Kennebec County Registry of Deeds in Book 6445, Page 234.

DM-2510

Received Kennebec SS.
04/28/2005 10:51AM
Pages 2 Attest:
BEVERLY BUSTIN-HATHEWAY
REGISTER OF DEEDS